

042.A

0006

0056.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

454,800 / 454,800

454,800 / 454,800

454,800 / 454,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:	56
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Owner 1: LANGBEIN DONALD

Owner 2:

Owner 3:

Street 1: 56 WYMAN STREET UNIT 56

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LANGBEIN DONALD-ETAL -

Owner 2: RYAN MARY ELLEN -

Street 1: 56-58 WYMAN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7672										G6	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	454,800			454,800		
							261368
							GIS Ref
							GIS Ref
							Insp Date
							04/30/18

APPRAISED: 454,800 / 454,800
 USE VALUE: 454,800 / 454,800
 ASSESSED: 454,800 / 454,800



PATRIOT
Properties Inc.

USER DEFINED

Prior Id # 1:	29533
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:48:55
LAST REV	
Date	Time
11/18/19	09:30:21
apro	
15049	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 042.A-0006-0056.0

!15049!

PRINT

Date Time

12/11/20 04:48:55

LAST REV

Date Time

11/18/19 09:30:21

apro

15049

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGBEIN DONALD	43653-565		9/2/2004	Family	99	No	No		

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
4/30/2018	Measured	DGM	D Mann
6/16/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			SHOWER FFL.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Good												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Frpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION													
Year Blt: 1900	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G6		Fact: .		Floor: 1 - 1st Floor													
Const Mod:				% Own: 47.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall: 1 - Drywall	25 %			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	295.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99742496													
Insulation: 2 - Typical				Adj \$ / SQ: 397.224													
Int vs Ext: S				Other Features: 72950													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 558730													
% Com Wall		% Sprinkled:		Depreciation: 103924													
MOBILE HOME				Depreciated Total: 454806													
SPEC FEATURES/YARD ITEMS				Final Total: 454800													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 042.A-0006-0056.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
RESIDENTIAL GRID																	
1st Res Grid	Desc: Line 1			# Units: 1													
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Other																	
Upper																	
Lvl 2																	
Lvl 1																	
Lower																	
Totals	RMs:	5	BRs:	2	Baths:	1	HB										
REMODELING																	
RES BREAKDOWN																	
Exterior:	No Unit	RMS	BRS	FL													
Interior:	1	5	2														
Additions:																	
Kitchen:																	
Baths:																	
Plumbing:																	
Electric:																	
Heating:																	
General:	Totals	1	5	2													
SUB AREA																	
Code	Description	Area - SQ		Rate - AV	Undepr Value		Sub Area		% Usbl	Descrip	% Type	Qu	# Ten				
GLA	Gross Liv Ar	1,040		397.220	413,113												
SUB AREA DETAIL																	
Net Sketched Area:	1,040		Total:		413,113												
Size Ad	1040	Gross Are	1040	FinArea	1040												
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	